

(FAQs) - Residential Elevators

Generally speaking, how often does an elevator in Massachusetts have to be inspected by the state?

Elevators within Massachusetts are required to be inspected every year unless the elevator is in an owner occupied single family residence, in which case it is required to be inspected every five years.

What is an owner occupied single family residence?

An owner occupied single family residence is an attached or detached single family dwelling which is owned by the individual(s) who reside(s) there.

What if I own a single family residence but I rent it out?

If the residence is rented out, it does not fall within the definition of an “owner occupied single family residence” and is required to undergo an annual inspection.

I am the owner of an elevator in an owner occupied single family residence. How often must my elevator be inspected?

Elevators in owner occupied single family residences are required to be inspected every five years.

I am the owner of an elevator in an owner occupied single family residence and my elevator currently has a one-year inspection certificate. Why?

A new law was recently enacted which expands the definition of “owner occupied single family residences” to include both attached and detached residences. Previously, only detached single family dwellings were eligible for the five year inspection cycle. The effect of this law is to broaden the category of dwelling requiring an inspection once every five years as opposed to annually to include buildings such as townhouses and some condominiums. This provision only applies to those elevators which service the residence. Common area elevators which service the building must still undergo an annual inspection.

Can I get a five-year certificate to replace the one-year certificate for the elevator in my owner occupied single family residence?

Yes. The new law will be applied retroactively for one year and will apply to all certificates granted within the twelve months prior to the law’s effective date of February 17, 2012. Therefore, if your elevator was inspected on or after February 17, 2011 and received a one year certificate, you may be eligible for an additional 4 year certificate.

How can I get a new certificate?

To obtain an additional four-year certificate, please fill out the form located [HERE](#) and submit it to the Department.

Will I have to pay a fee for this additional certificate?

No, there is no fee associated with this certificate.

How do I receive the certificate?

Upon receipt and processing of the application, the Department will mail the original certificate to the owner to install in the elevator and will e-mail a copy of the certificate to the elevator company.

Do I have to contact my elevator company?

The Department is sending this [letter](#) to all elevator companies informing them of this change in law. If you are applying for an additional four-year certificate for the elevator in your owner occupied single family residence, please notify your elevator company of this change.

Does the elevator company need to do anything?

The Department is requesting that companies which service elevators now covered by this expanded definition of owner-occupied single family residence submit the [Application for Additional Four-Year Certificate for Elevators in Owner Occupied Single Family Residences](#).